

May 24, 2022

A meeting of the Board of Water Commissioners was held on Tuesday May 24, 2022, at 5:30pm in the Michael G. MacPherson Meeting Room at the water department office located at 22 Elm St, Kingston Ma.

Present were Commissioner Robert Kostka, Vice Chairman Robert Erlandsen, Superintendent Matt Darsch, Clerk Stacey Smith, Mike Ohi of CEI, Dave Aitken, David Gilmore of Pyramid Group, Rich Tabaczynski of Atlantic Design and Mark Rountree.

Chairman Richard W. Loring Jr. called the meeting to order at 4:31 p.m. and stated the review and signing of the bill warrants has been done.

The approval of meeting minutes of April 26, 2022 were tabled for the next meeting.

Dave Aitken, David Gilmore of Pyramid Group, Rich Tabaczynski of Atlantic Design and Mark Roundtree

RE: Proposed car dealership and water overlay district

Mr. Aitken stated he appreciates the Board's diligence with this development project. He stated the finalized details between the engineers have been met. The language, recommended by Town Counsel, has been incorporated in both the two new deed restrictions and the termination of deed restriction. He added, the deeds being placed incorporates the recommendation under item #10, for both the 2.58-acre parcel and the 2.45-acre parcel. He provided maps showing colored detail.

Commissioner Kostka said this satisfied his concerns. Chairman Loring deferred to Superintendent Darsch to explain the wording recommended by Town Counsel. Superintendent Darsch stated, it was Town Counsel's recommendation that the wording, "*to the extent permitted by law*" be inserted in item #2 and #3 in the Termination of Declaration of Deed Restriction. Chairman Loring asked if any of the Board members had any comment. Vice Chairman Erlandsen said, no that satisfies my concern as well.

Chairman Loring stated his only comment is regarding the timing of the removal of the deed restriction and when it will occur.

David Gilmore of Pyramid Group stated he would make the same commitment as done on February 15, 2022. He will record the termination of the deed restriction and the two new deed restrictions at the Registry on the same day, obtain receipts and provide copies to Ms. Smith at the water department the same day. He said it takes a couple of weeks to receive physical copies of the stamped deed restrictions but when received he will provide copies of those as well. Chairman Loring wanted to make sure there would be no lag time in the filing of these documents. Mr. Gilmore said once the land sale with the Rountree's has been complete, he will record these deed restrictions. Mr. Aitken added we will be sure the first two deed restrictions will be filed first followed by the Termination of the Declaration of Deed Restriction but all three will be done on the same day.

Vice Chairman Erlandsen made the motion to accept the Termination of the Declaration of Deed Restriction (2.2-acre parcel) and add the two deed restrictions of the two new parcels (2.58-acre and 2.45-acre parcel), as stated in the documents presented. Commissioner Kostka seconded the motion and the motion was voted unanimously (3-0-0).

Mr. Gilmore asked for one more request of the Board. He stated the Town of Plymouth has asked for a memo on water department letterhead stating what was approved, so that may help them move forward in their planning process. Chairman Loring suggested an approved set of meeting minutes should suffice. Ms. Smith said she could compose both a statement on letterhead and attach an approved set of minutes. Mr. Gilmore said that would be great.

The Pyramid representatives left the meeting at 5:40pm.

Mike Ohl and Mike Carmasine, CEI Inc. RE: Engineering Updates

Mr. Ohl stated the change order discussed at last week's meeting has been finalized. He provided the Board with four originals requiring signatures. The modifications include the chemical modification to KOH pump at Trackle Pond, the plumbing of the lab sink, additional bollards for the transformer, the site work modification for erosion control and extending the paving of the access road. The total is \$92,418; however, incorporating all the changes to the contract, it brings the total change order price to \$87,082. Mr. Ohl referenced Ms. Berger's assurance last week and through a conversation earlier with her today that there is available contingency to cover this expense.

He said the only item this change order does not include is the cost of the paving and slab work for a maintenance shed. However, this change order does include the extension of the contract through the end of June.

Mr. Ohl added, Andre from the filter supplier will be onsite next week to work on the start up of the treatment plant.

Mr. Erlandsen asked about something he overheard Superintendent Darsch and Mr. Ohl discussing prior to the meeting regarding electrical connections. Mr. Ohl stated they had been discussing chemical feed piping at Trackle Pond. Superintendent Darsch there were some chlorine room issues today. Mr. Ohl stated as part of the new treatment plant, there was work to be done over at Trackle Pond regarding the disconnection and reconnection of pumps and piping and there were some mix ups that took place that resulted in issues today. Chairman Loring asked if any of that work was being paid in this change order that was just signed. Mr. Ohl stated, it is. Chairman Loring suggested we not pay for this until it is corrected. Mr. Ohl said, correct this change order is not approving payment. That will be addressed before payment is approved. Superintendent Darsch stated the work in the KOH room that was contracted was done correctly and he is satisfied with that portion of work. The issues today were in the chlorine room which was always part of the project and not part of this change order.

Matthew Darsch, Superintendent RE: Departmental Updates

Superintendent Darsch stated he had nothing to update.

Chairman Loring stated the only other item on the agenda was a memorial plaque for the Fred D Svenson for the new treatment plant. Discussion continued as we get closer to the opening of the plant, we can think about what we would like to have the plaque say. Comparisons to other treatment plant memorial plaques were made. Chairman Loring directed Superintendent Darsch to consider it and get back to the Board with his recommendations.

Ms. Smith updated the Board on the current shut off program. To date, accounts meeting the minimum \$500 threshold, outstanding accounts total approximately \$125K. She stated of that \$125k, 80K has been collected. Residents are sending in payments. She has only had to make four payment arrangements and no properties have been shut off. Chairman Loring asked how much is outstanding under the \$500 threshold. Ms. Smith stated about 125K. Chairman Loring asked if it would be worth it to lower the threshold. Ms. Smith stated most of those balances may not go back to last year, they may just be one or two payments behind at that threshold.

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

Meeting adjourned at 5:47 pm.

Respectfully submitted,

Stacey L. Smith

Stacey L. Smith, Clerk