

June 14, 2022

A meeting of the Board of Water Commissioners was held on Tuesday June 14, 2022, at 4:30 PM in the Michael G. MacPherson Meeting Room at the water department office located at 22 Elm St, Kingston Ma.

Present were Commissioner Robert Kostka, State Representative Kathy LaNatra, Kristen Berger of Resilient CE, Mike Ohl, and Mike Carmasine of CEI, Superintendent Matt Darsch and Clerk Stacey Smith.

Chairman Richard W. Loring Jr. called the meeting to order at 4:31 p.m.

State Representative Kathy LaNatra Re: American Flag presentation

Representative told the Board she had received a phone call from a resident veteran about a month ago regarding the condition of the flag outside the water department office. He asked her if there was anything she could do to obtain a new flag. She said as a State Representative there is a program available that allows her to purchase flags through Congressman Keating from the White House. Representative LaNatra is here today to present the Board of Water Commissioners with a new flag for the water department. Discussion ensued regarding the history of the building and the meeting room. Chairman Loring explained the meeting room was an old operating pump station. The room was renovated once the water department moved out of the old town house, under the previous Superintendent Michael G. MacPherson.

Chairman Loring stated we will be pleased to fly that flag first thing tomorrow morning.

4:35pm Vice Chairman Erlandsen arrived at the meeting.

Pictures were taken with the Board and Representative LaNatra.

Representative LaNatra left the meeting.

Commissioner Kostka made a motion to approve the minutes of May 17th & May 24, 2022, as published. Vice Chairman Erlandsen seconded the motion, and it was voted unanimously (3-0-0).

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

Grassy Hole/I-86 Treatment Plant Project

Mr. Ohl stated there were two items to discuss this evening. One is the update on the water treatment plant and the second item will be comments of our review related to a development proposal. Ms. Smith asked Mr. Ohl if he could hold off on the development proposal until later in the meeting.

Mr. Ohl told the Board the contractors have made significant progress at the site. They have shifted to start-up and testing mode. The filter system supplier's programmer is onsite this week and next week. All the media has been placed in the filter; the low flow rate is tweaked to demonstrate that removes the manganese. The remainder of this week will consist of testing by us to make sure the system checks, and alarms work both locally and with the SCADA system.

He added, the 3-day demonstration test should be next week. Mr. Ohl said the representative from Mass DEP is aware of the schedule and is hoping to be out there next Friday, June 24th. The site has been paved and the fences are up.

Commissioner Kostka asked what the ballpark date is for placing the plant online. Mr. Ohl stated Mass DEP needs to approve next week, then MassDEP will review the package to be sure it is complete, a total chloroform test is done, and a remote operating plan needs to be submitted. Commissioner Kostka said, so this is the same procedure as when we opened Trackle Pond. Mr. Ohl responded, yes. However, you have more in your favor this time around as you have an existing treatment plant already in operation.

Mr. Ohl stated the solar panels are onsite. He stated there would be an additional change order coming regarding the electrical surge that recently occurred on site. Somehow the surge passed through the surge protector; it is possible there may need to be a supplemental device installed. He added, it is a 'blip' in that area.

Vice Chairman Erlandsen asked if this was an electrical outage due to a storm? Commissioner Kostka said, like Mr. Ohl referenced it sounds like it is a problem in that area. Vice Chairman Erlandsen asked if Eversource needs to research it. Superintendent Darsch said they have investigated in the past it and they cannot pinpoint a source of the surge.

The other change order issue is regarding the trench drains inside the building which runs along the front facing filters. The draining of the filter is intended to drain into that trench. The trench drains into the tight tank in the bathroom which is not going to work. This needs to be addressed as the tight tank will quickly overflow.

Mr. Ohl asked Mr. Carmasine if the heaters in chlorine storage room need to be moved and if that is included on this latest change order? Mr. Carmasine responded, yes the heaters do need to be moved. No, they are not included on this change order. The heaters will need to be moved due to the lack of storage space. Ms. Berger asked Mr. Ohl if he wanted to talk about the garage floor.

Mr. Ohl said they received the quote for the maintenance garage. The estimate for the slab alone was 100K+. Commissioner Kostka stated that is too bad because we lost a lot of storage space with the fourth filter at Trackle Pond. Chairman Loring asked about storage space at the Pembroke St. Tank. Superintendent Darsch said it is full over there between water equipment and the radio installations for the Fire Department. Superintendent Darsch stated there is talk of having a town storage building; perhaps if that is built, we could utilize space over there.

4:45 PM Scott Brown of Brown Built Construction and Rick Grady of Grady Consulting entered the meeting.

Discussion continued regarding storage and waiting on future needs for potential build out of storage facility.

Mr. Ohl wanted to do a review of where the engineers are regarding project closeout. He passed out a table of services and expenses to the Board. He explained construction administration shows an increase due to the extended length of project. The project closeout amount does not change. The field rep cost will increase again due to the extended length of the project. Finally, the post construction cost will not change. Overall, the project contract for engineering will increase a total of 60K which, again, is directly tied to the extended length of the construction project.

Kristen Berger, Resilient CE RE: Grassy Hole/I-86 Treatment Plant

Ms. Berger presented additional costs for the OPM as well due to the project extension. She explained the increase in the costs.

She stated this includes the work including change order #4. The proposed amended cost from the contractor and based on the SRF Loan, leaves approximately 177K remaining in budget. Commissioner Erlandsen asked if the assumption is there should be no major costs coming up. Commissioner Kostka clarified by stating chargeable items would be those that are part of the project not fixing something after the fact. Mr. Ohl responded, that is correct and gave examples.

Ms. Berger added, the trench drain is going to require cutting and putting that elsewhere. That is a big miss on the engineering part of the project and will be extensive in cost to reconfigure. Commissioner Kostka asked, where was that design flaw? Mr. Ohl responded, on the plans. Chairman Loring stated the correction on the engineering design needs to be resolved and asked if we have the funds to make the correction without looking to find additional funds. Mr. Ohl stated the trench drain should flow into the infiltration basin system outside. He said it is different at Trackle Pond as there is no bathroom there. Chairman Loring stated it is a matter of figuring out how to correct the problem.

Commissioner Kostka moved to accept the amended costs from Resilient CE and CEI for the additional time needed to complete the treatment plant. Vice Chairman Erlandsen seconded the motion, and it was voted unanimously (3-0-0).

Commissioner Kostka said it is important to note that, despite the supply chain issues, we have been able to continue, not as early as we would have liked but not as late as it could have been. Chairman Loring would like to thank Winston Builders who have searched out and found these items that were lost in the supply chain. Commissioner Kostka added, he would like to commend the work of all of you in doing this project, referring to CEI and Resilient CE.

Ms. Berger stated this most recent pay request from Winston Builders brings them to 92% completion through the end of last month. She added, it seems like over the last 4 weeks it is closer to 98% now that the VFDs are installed, and permanent power has been installed. Ms. Berger added the SRF drawdown are all caught up and received, per the Treasurer's office.

Scott Brown, Brown Built Construction and Rick Grady of Grady Consulting RE: 1 Tremont/163 Summer St

Mr. Ohl stated he reviewed the stormwater management design dated March 15, 2022. His biggest overall comment is regarding the project being in the Overlay District or Zone 2.

Mr. Grady asked to speak to the project as the project engineer. Mr. Grady explained the map layout to the Board. The property is located adjacent to the lights for Stop n Shop. He showed the existing three buildings on the property. The buildings are a garage/office, a three unit building and a 12-unit apartment building. He added, part of the Town Master Plan included adding additional residences to certain properties suitable for apartments in town. There is sewer available and various business in the area providing bus routes and easy walkable access by residents.

This project proposes adding 2 6-unit buildings. The site was developed 50-60 years ago before stormwater management. The drainage for this project is designed to drain all roof run off from all the buildings into the stormwater

system. Mr. Grady said they have designed an infiltration system based on a 100-year storm model. Mr. Grady continued, since this is a pre-existing non-conforming use, the applicant has applied for a special permit for use purposes through the Zoning Board of Appeals (ZBA). Mr. Grady added, traffic-wise this project gives us the ability to improve the intersection. Discussion continued centered around the plan on the layout of the plan. Mr. Brown added, the curb cut alone will prevent a lot less water drainage flowing into the property.

Commissioner Kostka stated from a water perspective this is before us due to the property being in the water district.

Mr. Ohl stated he sees two things, reference to the stormwater report referencing four feet separation vertically between groundwater and elevation. However, there was nothing in the report to document that.

Mr. Grady said they had done previous test wells at Royal Garden, the restaurant that borders the property.

Mr. Ohl said, the bigger issue is there can be no more than 15% impervious and there are no calculations included.

Mr. Grady pointed out the parking areas and several grassy areas. The property is already seeing over 50% and with the full roof run-off exemption it brings the current impervious calculation to 54.5%.

Discussion continued regarding the impervious calculations and the property being "grandfathered" or exempted of the 15% impervious requirement. Mr. Ohl suggested to Mr. Grady it would be important to document the calculations that demonstrate any trade off with the roof run off as it is not presented in the current plans.

Chairman Loring stated the overflow traffic on Tremont St is a zoning issue, not a water department issue. His concern is that the roof run off filtration system is not included in these plans. Mr. Grady said he will be happy to present more detailed plans including the infiltration design and calculations.

Commissioner Kostka asked if any of the units will meet the affordability requirement. Mr. Grady stated it is a tricky question when dealing with one-bedroom units. Chairman Loring asked how many parking spaces per unit Mr. Grady responded 1.5 per unit. The site plan is now before the Planning board.

Mr. Ohl requested clarification on his questions and more calculations be provided. Mr. Grady and Mr. Brown left the meeting at 5:15pm.

Vice Chairman Erlandsen said it sounded to him like this was a grandfathered issue. Commissioner Kostka said we have a lack of affordable housing in town, if this increases the number, and not worsening the water system, he likes the idea of producing more affordable housing options. Conversation continued regarding the parking lots and recharging the water district.

Commissioner Kostka said provided they send over all the pertinent information. Mr. Ohl stated he wants to review the bylaws. He is just comparing it to the recent issue with the Rountree development. Commissioner Kostka says he sees this more as a conceptual plan as it lacks details. Chairman Loring stated this project has been in Town Hall for 4 months. Superintendent Darsch stated it was the Zoning Officer that called attention to the project.

Matthew Darsch, Superintendent RE: Departmental Updates

Superintendent Darsch stated that there have been many leaks lately the crew has been working on to repair. He added, they have also been busy getting acclimated to the new treatment plant.

He called attention to an email that had been received from the Board of Health regarding a resident unhappy with the discolored water. Superintendent Darsch stated he had spoken with the resident and told her about the timing of the flushing prior to her sending the letter. Chairman Loring stated unless the letter was directly received by the water department from the resident; leave it as is.

Superintendent Darsch passed out recommendations for the interview candidates. Discussion ensued regarding various questions with the position such as licenses required, how long does it take to obtain said licenses and how much weight does a civil engineering experience or a degree hold. Chairman Loring stated the importance of a Superintendent, in a small department, to be available to jump in a hole if necessary and be a working team member and not just be an administrator.

Ms. Smith explained to the Board the hiring process as discussed with Human Resources and the schedule of dates for each step. Commissioner Kostka suggested, with the assumption all three candidates are currently working we should start at 7pm. Vice Chairman Erlandsen suggested 6pm and Chairman Loring agreed and suggested we schedule 45-minute interview blocks. Ms. Smith asked the Board to submit interview questions to her so she can compile them and submit them to Human Resources for review prior to the interviews.

Ms. Smith updated the Board on the status of the shut off program. To date, 136K was outstanding and we have collected 100K. The water department has only had to shut off two vacant properties. Ms. Smith stated everyone has been great in getting their payments made in a timely manner.

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

Meeting adjourned at 5:35 pm.

Respectfully submitted,

Stacey L. Smith

Stacey L. Smith, Clerk